

SOFTPRO SELECT

July 2021
RELEASE NOTES



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ALL STATES/SITES

DOCUMENTS

Escrow

<i>El - Disbursements (2)</i>			
New/Mod Change	Requested By Settlement	Incident No.	TFS No. 669241
Added the Account Name for the seller above the WARNING.			
<p>Memo: _____</p> <p>Other: _____</p> <p>Account Name: Samuel S. Seller and Samantha S. Seller</p> <p>**WARNING: Do not risk wire being returned! Escrow Holder must disburse funds payable to the vested owners of the subject property. (Example: if you own the property in your Trust, the Account Name MUST also be in your Trust.) Initials: _____</p>			
<p>Affected item(s): El - Disbursement El - Disbursement (Legal)</p>			

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<i>Release of Funds Prior to Close</i>			
New/Mod Change	Requested By LT Las Vegas	Incident No.	TFS No. 667525
Revised to pull in Buyer and Seller's names in the first paragraph of the document.			
Below is example from Release of Funds Prior to Close (SSCORPD2038):			
<div style="border: 1px solid black; padding: 5px;"> <p style="text-align: center; border: 1px solid red; display: inline-block; margin-bottom: 5px;">BEFORE</p> <p>Seller has requested that Buyer release and pay through this escrow the sum of Twenty-Five Thousand And No/100 Dollars (\$25,000.00), at once, and prior to the consummation of this escrow. Said funds should be paid to Seller.</p> <p>Reason for early release of funds are entered here via custom field text prompt.</p> <p>Buyer understands that The Escrow Company makes no warranty or representation of any kind, express or implied as to the ownership of or title to the property described in this escrow, nor as to any encumbrances or liens thereon, nor as to the condition and/or the ultimate outcome of this escrow nor in any manner or form as an inducement to make the above payment.</p> </div> <div style="border: 1px solid black; padding: 5px; margin-top: 10px;"> <p style="text-align: center; border: 1px solid red; display: inline-block; margin-bottom: 5px;">AFTER</p> <p>Stephen T. Smith and Stephanie T. Smith (Seller) has requested that Brian T. Brown and Brenda T. Brown (Buyer) release and pay through this escrow the sum of Twenty-Five Thousand And No/100 Dollars (\$25,000.00), at once, and prior to the consummation of this escrow. Said funds should be paid to Stephen T. Smith and Stephanie T. Smith.</p> <p>Reason for early release of funds are entered here via custom field text prompt.</p> <p>Buyer understands that The Escrow Company makes no warranty or representation of any kind, express or implied as to the ownership of or title to the property described in this escrow, nor as to any encumbrances or liens thereon, nor as to the condition and/or the ultimate outcome of this escrow nor in any manner or form as an inducement to make the above payment.</p> </div> <div style="margin-top: 10px;"> </div>			
<p>Affected item(s): El Release of Funds Prior to Close Release of Funds Prior to Close Release of Funds Prior to Close (Commercial)</p>			

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Statement of Information

New/Mod Change	Requested By LT Las Vegas	Incident No.	TFS No. 667748
-----------------------	-------------------------------------	---------------------	--------------------------

Revised "Year of Birth" to "Birth date"

PARTY TO TRANSACTION

First Name _____ Middle/Maiden Name _____ Last Name _____ Birth date _____

Personal Phone _____ Business Phone _____ Birthplace _____
City/State/Country

Social Security No. _____

List any other names (first and/or last) you have used or been known by _____

State of Residence _____ I have lived continuously in the United States since (date) _____

If currently married, date and place (city/state) of marriage _____

Residences (Last 10 years)

Number & Street _____ City/State _____ From (date) to (date) _____

Number & Street _____ City/State _____ From (date) to (date) _____
(if more space is required, use last page of form)

Occupations/Businesses (Last 10 years)

Occupation _____ Firm/Business _____ Address _____ From (date) to (date) _____

Occupation _____ Firm/Business _____ Address _____ From (date) to (date) _____
(if more space is required, use last page of form)

CURRENT SPOUSE/DOMESTIC PARTNER

First Name _____ Middle/Maiden Name _____ Last Name _____ Birth date _____

Personal Phone _____ Business Phone _____ Birthplace _____
City/State/Country

Affected item(s):
Statement of Information

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Escrow/Title

<i>Settlement Statement (HUD/CDF)</i>			
New/Mod Change	Requested By FNF Support	Incident No.	TFS No. 665681
Adding the text "READ AND APPROVED:" to show above the buyer and/or seller signature when there is QI contact included.			
Affected item(s): Individual Settlement Statement, Legal Individual Settlement Statement, Legal (CDF) Individual Settlement Statement, Letter Individual Settlement Statement, Letter (CDF) Settlement Statement			

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REPORTS

Property Information Search			
New/Mod Change	Requested By FNF Support	Incident No.	TFS No. 665447
Updating the zip code parameter to allow for multiple zip code entries comma separated			
Affected item(s): Property Information Search			

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StartSAFE/StartINHERE Reports			
New/Mod Change	Requested By FNF Reports Team	Incident No.	TFS No. 668192
Updating the StartSAFE report names to show as Start_inHere for updated product			
Affected item(s): startSAFE DOP Orders StartSAFE Missing Data startSafe Mobile Deposit Orders			

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Transaction Form			
New/Mod Change	Requested By CA and National Escrow Admin\FNF Support\NW IT	Incident No.	TFS No. 664023
<ol style="list-style-type: none"> Updating the digital signature for states/operations that include this for Incoming Wires to display the signature of the user who is printing the form as the majority of these items are posted by WMA account. Updating the default memo line from "Cash from Buyer" to "Funds from Buyer" 			
Affected item(s): Transaction Form			

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FLORIDA

DOCUMENTS

Escrow

<i>Affidavit (Seller's Title - Organization) (2)</i>			
New/Mod Change	Requested By State Counsel	Incident No.	TFS No. 667994
Removed company name from the signature section.			
Affected item(s): Affidavit (Seller's Title - Organization - Information and Belief) Affidavit (Seller's Title - Organization)			

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HAWAII

DOCUMENTS

Escrow

Recording and Policy Instructions (new)			
New/Mod New	Requested By FT HI	Incident No.	TFS No. 668099
New document. Render to view complete document.			
<p>RECORDING AND POLICY INSTRUCTIONS</p> <p>File No.: JM CD Test Closing Officer: Sandy L Moore Phone No.: (888)999-0000 Branch: 100 Escrow Office Street, EO City, HI 54545</p> <p style="text-align: right;">Title Ref No.: TC123 Title Officer: Joseph D Kirby</p> <hr/> <p>Instructions to Record: Record On Recording Date: June 30, 2021</p> <hr/> <p style="text-align: center;">POLICY DELIVERY / MAILING INSTRUCTIONS</p> <p>OWNER'S POLICY: Bryan B. Buyer and Brenda B. Buyer 1 Buyer Fwd Address Buyer Fwd City, HI 48759 Owner's Policy email</p> <p>FIRST LENDER'S POLICY: Loans Unlimited 100 Policy Address Policy City, CA 45869 email@lender.com Loan/Ref No.: LN12345</p>			
<p>Affected item(s): HID1396.doc - Recording and Policy Instructions (new) (New)</p>			

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Form P-64A (Conveyance Tax Certificate)			
New/Mod Change	Requested By Title Guaranty of Hawaii	Incident No.	TFS No. 667590
For #7 for Title Guaranty only, revised the Conveyance Tax to pull from the statements directly. For #5, revised to look to the Occupied By field so to check the box only when "Owner" has been selected.			
Affected item(s): Form P-64A (Conveyance Tax Certificate)			

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IDAHO

DOCUMENTS

Escrow

<i>Notice of Intent to Record Release of Trust Deed</i>			
New/Mod	Requested By	Incident No.	TFS No.
Change	Centralized Reconveyance Dept		665738
Document has been updated to most recent version provided by State Counsel. Document title has been changed to "Notice of Intent to Release or Convey".			
Affected item(s): Notice of Intent to Record Release of Trust Deed			

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<i>Release of Trust Deed</i>			
New/Mod	Requested By	Incident No.	TFS No.
Change	Penny Hoskins		668537
Document has been disabled.			
Affected item(s): Release of Trust Deed			

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ILLINOIS

DOCUMENTS

Escrow

Strict Joint Order Documents (4)			
New/Mod Change	Requested By	Incident No.	TFS No.
	CTMetro		668039
<p>Title and headers have been revised as follows:</p> <p>"Escrow Trust Instructions (Strict Joint Order #1 - Resi Earnest Money)" is now "Escrow Trust Instructions (Strict Joint Order #2 - Resi EM Over \$200K)"</p> <p>"Escrow Trust Instructions (Strict Joint Order #2 - Comm Earnest Money)" is now "Escrow Trust Instructions (Strict Joint Order #4 - Comm Earnest Money)"</p> <p>No changes to #3</p> <p>"Escrow Trust Instructions (Strict Joint Order #4)" is now "Escrow Trust Instructions (Strict Joint Order #5)"</p> <p>"Escrow Trust Instructions (Strict Joint Order #1 - Resi EM Under \$200K)" is a new form.</p> <p>Affected item(s): Escrow Trust Instructions (Strict Joint Order #1 - Resi Earnest Money) Escrow Trust Instructions (Strict Joint Order #2 - Comm Earnest Money) Escrow Trust Instructions (Strict Joint Order #4) ILD0546.doc - Escrow Trust Instructions (Strict Joint Order #1 - Resi EM Under \$200K) (New)</p>			

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MAINE

DOCUMENTS

Escrow

Form RETTD			
New/Mod Change	Requested By Liberty Title	Incident No.	TFS No. 668695
Updated amount from \$50,000 to \$100,000 to match most recent version.			
Affected item(s): Form RETTD			

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MICHIGAN

DOCUMENTS

Escrow

<i>Deeds (Legal/Letter versions)</i>			
New/Mod	Requested By	Incident No.	TFS No.
Change	FT MI		668798
<p>There are now letter and legal-size versions of all MI Deeds.</p> <p>Affected item(s): Deed (Covenant) Deed (Covenant) Letter Deed (Quitclaim - GL) Deed (Quitclaim - GL) Letter Deed (Survivorship - OH) Deed (Survivorship - OH) Letter Deed (Warranty - Commercial) Deed (Warranty - Commercial) Letter Deed (Warranty - GL) Deed (Warranty - GL) Letter Deed (Warranty - LLC - OH) Letter MID1333.doc - Blank Grantee Deed (OH) Letter (New) MID1334.doc - Blank Grantee Deed (MI) Letter (New) MID1335.doc - Deed (Quitclaim - Statutory Form) Letter (New) MID1336.doc - Deed (Personal Representative's) Letter (New) MID1337.doc - Deed (Personal Representative or Conservator) Letter (New) MID1338.doc - Blank Grantor Deed (OH) Letter (New) MID1339.doc - Blank Grantor Deed (MI) Letter (New) MID1340.doc - Deed (Warranty - Farmland) Letter (New) MID1341.doc - Deed (Warranty - OH) 12pt Letter (New) MID1342.doc - Deed (Warranty - OH) Letter (New) MID1343.doc - Deed (Warranty - LLC - OH) 12pt Letter (New) MID1344.doc - Deed (Warranty - Land Contract) Letter (New) Quit Claim Deed (OH) Quit Claim Deed (OH) Letter</p>			

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MINNESOTA

DOCUMENTS

Escrow

<i>Buyers Statement/Individual Buyer/Buyer Property CSS Statement</i>			
New/Mod	Requested By	Incident No.	TFS No.
Change	FNF IMP Team\MN CPT Ops		668585
Update New commercial statement versions for Commercial Title Partners - MN Ops that will only display charges based on CSS Section Names.			
<u>Affected item(s):</u> Buyer/Borrower Statement (CSS) Individual Statement (CSS) Master Statement (CSS) Property Statement (CSS) Seller's Statement (CSS)			

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MONTANA

DOCUMENTS

Escrow

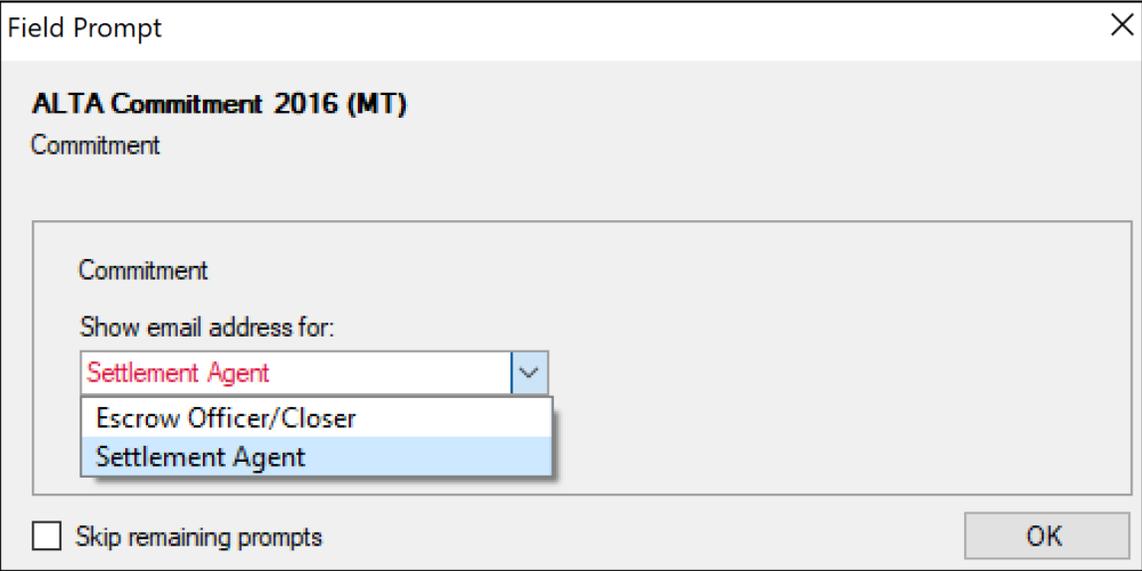
<i>Notice of Intent to Reconvey</i>			
New/Mod	Requested By	Incident No.	TFS No.
Change	Penny Hoskins		668005
Added warning for when the address is not MT.			
<div style="border: 1px solid black; padding: 20px;"> <p>THIS DOCUMENT CAN NOT RENDER WITHOUT A MONTANA ADDRESS.</p> <p>HOTSPOT HERE ⇨ ■ ⇩ HOTSPOT HERE</p> </div>			
<p>Affected item(s): Notice of Intent to Reconvey</p>			

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<i>Reconveyance of Trust Indenture</i>			
New/Mod	Requested By	Incident No.	TFS No.
Change	Penny Hoskins		668003
Document will render a warning if the jurat is null/blank.			
<div style="border: 1px solid black; padding: 20px;"> <p>THIS DOCUMENT IS <u>NOT</u> COMPLETE. PLEASE COMPLETE JURAT.</p> <p>HOTSPOT HERE ⇨ ■ ⇩ HOTSPOT HERE</p> </div>			
<p>Affected item(s): Reconveyance of Trust Indenture</p>			

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Title

ALTA Commitment 2016/2021 (MT)			
New/Mod Change	Requested By all MT operations	Incident No.	TFS No. 668091
Montana has requested to prompt the user (ie: show email address for Settlement Agent or for Closer) when the order type is Title & Escrow.			
			
Affected item(s): ALTA Commitment 2016 (MT) ALTA Commitment 2021 (MT)			

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NEVADA

DOCUMENTS

Escrow

<i>Deed revisions</i>			
New/Mod Change	Requested By CT Las Vegas	Incident No.	TFS No. 669377, 669381
APN/Parcel ID(s): 11111111APN Order No.: TitleRefNum111 WHEN RECORDED MAIL TO and MAIL TAX STATEMENTS TO: Brian T. Buyer and Brenda T. Buyer 100 Buyer Forward Street Buyer Forward City, NV 54321		← Space added after label	
SPACE ABOVE THIS LINE FOR RECORDER'S USE			
GRANT, BARGAIN AND SALE DEED			
R.P.T.T \$125.00		Space added before/after Grantor/Grantee, and added bold formatting	
FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,			
<div style="border: 2px solid red; padding: 5px;"> Stephen T. Seller and Stephanie T. Seller, husband and wife, as tenants by the entirety, </div>			
do(es) hereby GRANT, BARGAIN AND SELL to			
<div style="border: 2px solid red; padding: 5px;"> Brian T. Buyer and Brenda T. Buyer, husband and wife, as tenants by the entirety </div>			
the real property situated in the County of Clark, State of Nevada, described as follows:			
Affected item(s): Grant Bargain and Sale Deed (Nevada) Grant Bargain and Sale Deed with DOV (Nevada)			

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REPORTS

Opened/Closed Generic			
New/Mod New	Requested By LT NV Ops	Incident No.	TFS No. 666307
New opened and closed report for LT NV to show opened and closed orders			
Affected item(s): Opened/Closed Generic			

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NEW YORK

DOCUMENTS

Escrow

Cover Letter			
New/Mod Change	Requested By CT NY	Incident No.	TFS No. 668312
Revised the Recording Department information.			
<u>Affected item(s):</u> Cover Letter			

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OREGON

DOCUMENTS

Escrow

<i>Doc Changes for Reconveyance Dept</i>			
New/Mod	Requested By	Incident No.	TFS No.
Change	Centralized Reconveyance Dept		665743
<p>Added prompt for reference number to appear on the top left of the form.</p> <p>Affected item(s): Deed (Reconveyance) Deed (Reconveyance) Legal Partial Reconveyance</p>			

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<i>Reconveyance Tracker</i>			
New/Mod	Requested By	Incident No.	TFS No.
Change	TT Portland		667992
<p>Added a recipient to the form.</p> <p>Affected item(s): Reconveyance Tracker</p>			

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REPORTS

Customer Report Card			
New/Mod Change	Requested By Blair Conley	Incident No.	TFS No. 667838
Updating Veterans United "Avg time for Scheduling Signing" to use the completed date of the checklist task "Signing Request Received"			
Affected item(s): SSCORP5256.rpt – Customer Report Card SSCORP5257.rpt – Customer Report Card Formats			

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TEXAS

DOCUMENTS

Escrow

<i>Buyer and Seller Information Sheet</i>			
New/Mod	Requested By	Incident No.	TFS No.
Change	Elise Kitchens	INC210282442	667988
Document has been disabled in favor of the existing form entitled "Buyer and Seller Address Information Sheet".			
Affected item(s): Buyer and Seller Information Sheet			

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<i>Payoff Authorization</i>							
New/Mod	Requested By	Incident No.	TFS No.				
New	Elise Kitchens	INC210278365	668659				
New document to include all signatures for contact selected. Render to view complete document.							
<div style="border: 1px solid black; padding: 10px;"> <p>If the borrower entered into a forbearance agreement and you are not the entity servicing any deferred amounts, please provide the contact information for the entity who is to furnish to us a statement of the amount necessary to pay in full including any amounts deferred due to a forbearance or modification agreement.</p> <p>My signature below shall constitute my approval for the lender to issue statements in accordance with the request of <u>Escrow Office Name</u>.</p> <p>IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.</p> <div style="border: 2px solid red; padding: 5px; margin-top: 10px;"> <p>BORROWER(S):</p> <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 70%; border-bottom: 1px solid blue;">Samuel S. Seller</td> <td style="width: 30%; border-bottom: 1px solid black;">Date</td> </tr> <tr> <td style="border-bottom: 1px solid blue;">Samantha S. Seller</td> <td style="border-bottom: 1px solid black;">Date</td> </tr> </table> </div> </div>				Samuel S. Seller	Date	Samantha S. Seller	Date
Samuel S. Seller	Date						
Samantha S. Seller	Date						
Affected item(s): SSTXD00292.doc - Payoff Authorization (New)							

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WASHINGTON

DOCUMENTS

Phrase(s)

<i>El Phrase usaf01</i>							
New/Mod Change	Requested By Penny Hoskins	Incident No.	TFS No. 669230				
Phrase revised:							
<table border="1"> <tr> <td>Code</td> <td>Name</td> </tr> <tr> <td>usaf01</td> <td>UNITED STATES ARMED FORCES DISCOUNT</td> </tr> </table>		Code	Name	usaf01	UNITED STATES ARMED FORCES DISCOUNT	BEFORE	
Code	Name						
usaf01	UNITED STATES ARMED FORCES DISCOUNT						
<p>UNITED STATES ARMED FORCES' (ACTIVE DUTY, VETERAN, NATIONAL GUARD) DISCOUNT: Borrower has requested a discount on the escrow fee based on the fact they have confirmed they are a current or former member of the US Armed Forces and the property which is the subject of this transaction is their primary residence.</p>							
		AFTER					
		<table border="1"> <tr> <td>Enter party requesting discount (Buyer, Borrower, Seller)</td> </tr> <tr> <td>Seller</td> </tr> </table>		Enter party requesting discount (Buyer, Borrower, Seller)	Seller		
Enter party requesting discount (Buyer, Borrower, Seller)							
Seller							
<p>UNITED STATES ARMED FORCES' (ACTIVE DUTY, VETERAN, NATIONAL GUARD) DISCOUNT: Seller has requested a discount on their portion of the escrow fee based on the following confirmation: I/we are a current or former member of the US Armed Forces and the property which is the subject of this transaction is or will be my/our primary residence.</p>							

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Questionnaire revisions for Buyer versions (3)			
New/Mod Change	Requested By CT-Seattle/NCS	Incident No.	TFS No. 667513
New question has been added at the end for WA-NCS:			
<div style="border: 1px solid black; padding: 10px;"><p>Will you be doing a Tax Deferred Exchange? <input type="checkbox"/> Yes <input type="checkbox"/> No If your answer is yes: Company Name and Phone: _____</p><div style="border: 2px solid red; padding: 5px;"><p>Will you be requesting an extended coverage title insurance policy? <input type="checkbox"/> Yes <input type="checkbox"/> No (If your answer is Yes, please note that an ALTA survey and Owner's Affidavit are required and subject to further requirements after review.)</p></div></div>			
Affected item(s): Questionnaire (Buyer-Borrower) Questionnaire (Buyer-Borrower) Letter Questionnaire Letter			

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LIBERTY TITLE

DOCUMENTS

Escrow

<i>Payoff Authorization</i>			
New/Mod Change	Requested By Liberty Title	Incident No.	TFS No. 667998
Added date line to signature section.			
Affected item(s): Payoff Authorization			

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<i>Tax Info Sheet (ME)</i>			
New/Mod Change	Requested By Gateway Title	Incident No.	TFS No. 668966
Revised custom fields to show 3rd option for "Unknown" and revised functionality so that if left unanswered the boxes will be left blank.			
Affected item(s): Tax Info Sheet (ME)			

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NOVARE NATIONAL SETTLEMENT SERVICES

DOCUMENTS

Title

Commitment Schedule D			
New/Mod Change	Requested By Novare	Incident No.	TFS No. 669493
Item 2(c) of Schedule D has been modified to update the Officer names and titles for Novare National Settlement Service.			

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REPORTS

Lender Late Funding			
New/Mod Change	Requested By Novare Ops	Incident No.	TFS No. 665174
Updating to exclude closed and canceled orders			
Affected item(s): Lender Late Funding			

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Opened/Closed Pipeline (NOV)			
New/Mod Change	Requested By Novare Ops	Incident No.	TFS No. 665176
<ol style="list-style-type: none"> Updating to include an asterisk next to the total revenue when an order is included for additional revenue posting along with a footer note that the order is for revenue purposes only and not included in the closed count. Updating Affiliated Sales Rep column to show as Affiliated Office Adding columns for Affiliated Office Cost Center, Affiliated Rep and Affiliated Rep Cost Center 			
Affected item(s): Opened/Closed Pipeline (NOV)			

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Opened\Closed Order Export			
New/Mod Change	Requested By Novare Ops	Incident No.	TFS No. 665532
Updating Affiliated Sales Rep column to show as Affiliated Office			
Adding columns for Affiliated Office Cost Center, Affiliated Rep and Affiliated Rep Cost Center			
Affected item(s): Opened\Closed Order Export			

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Title Aging Exception Report			
New/Mod New	Requested By Novare Ops	Incident No.	TFS No. 664294
New report for Novare to show opened orders in the date range and not subsequently closed along the status and aging of various tasks			
Affected item(s): Title Aging Exception			

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TECHNICAL NOTES (FOR LOCAL IT/SUPPORT)

Any new documents or reports in this build are listed in the Title and/or Escrow User Release Notes. Due to the state specific 'All Documents' tree, these new documents are automatically available to the users upon the push to test or production.

However, those new documents or reports may also need to be added to the operation specific tree(s) for packaging and other purposes. This is at your discretion.

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